

IN RE: PETITION FOR VARIANCE
S/S Chapel Hill Drive, 505' E of the c/l
of Roxboro Road
(1320 Chapel Hill Drive)
14th Election District
6th Councilmanic District

Andrew McDeshen, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-364-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Andrew and Mary McDeshen. The Petition was filed in response to a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management (DPDM) by the adjoining property owner, Richard Ashman, relative to a carport that was recently constructed on the Petitioners' property. Upon investigation of the matter by a Code Enforcement Inspector, the Petitioners were advised that a permit was necessary as well as a variance from the zoning regulations. Thus, the Petitioners filed the instant Petition to legitimize existing conditions on the property. The Petitioners seek relief from Section 211.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) (1955) to permit a side yard setback of 2 feet in lieu of the required 8 feet and the sum of the side yards of 13 feet in lieu of the required 20 feet, for a proposed carport addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Andrew and Mary McDeshen, owners of the subject property. Appearing as a Protestant in the matter was Richard Ashman, adjacent property owner.

Testimony and evidence offered revealed that the subject property consists of a gross area of 10,527 sq.ft., zoned D.R.5.5, and is improved with a single family dwelling which has been the Petitioners' residence since September, 1998. The Petitioners testified that they recently hired a

ORDER RECEIVED FOR FILING

Date

By

contractor to replace an existing concrete driveway and to construct a carport over that driveway on the west side of their dwelling, adjacent to the Ashman property. The Petitioners indicated that they are getting older and wanted the carport to provide protection for themselves and their vehicle during inclement weather. The Petitioners' contractor assured them that all necessary permits would be obtained and construction of the driveway and carport commenced. A photograph of the work completed thus far shows the new, wider driveway, which extends from Chapel Hill Drive to the rear of the dwelling along the west side of the property, and the brick wall and support columns for the proposed carport. The brick matches the existing dwelling. Only the roof over the carport remains to be erected. Upon investigation of the complaint filed by the adjoining property owner, the Code Enforcement Inspector discovered that no permit had been issued for the work. Moreover, it was determined that a variance was needed inasmuch as the carport will be located 2 feet from the property line adjoining the Ashman property. Thus, the instant Petition was filed to resolve the matter.

As noted above, Mr. Richard Ashman appeared in opposition to the Petitioners' request. Mr. Ashman testified that he has resided on his property since 1964. He indicated that his lot is wider in the front than it is in the rear and that if the subject carport is approved, it will result in the loss of open area that he now enjoys. He further noted that the subject carport will be located only 16 feet from the rear portion of his dwelling.

After due consideration of the testimony and evidence presented by both parties, I am persuaded to grant the variance. As noted above, a photograph of the work done thus far shows that the carport will be an attractive structure and will be an added improvement to the subject property. To require strict compliance with the zoning regulations would be unreasonable and create a practical difficulty for the Petitioners who relied on their contractor to obtain all necessary permits. Moreover, I am not persuaded that the proposed carport will result in the loss of open space to the Ashman property. The photograph submitted by Mr. Ashman was persuasive in this regard. The photograph

shows that the brick wall portion of the carport structure is only approximately 2 feet high and runs parallel along the west side of the dwelling, from the front face of the dwelling to the rear wall of same. Thus, the front and rear of the carport structure will remain open, but for the roof overhead. Therefore, I find that the relief requested will not be detrimental to the adjoining property owner or surrounding locale and that the variance should be granted to allow the carport to be completed. However, the Petitioners shall be required to install appropriate gutters and downspouts to insure that all runoff from the subject carport is directed away from the Ashman property. Furthermore, the carport shall remain an open structure, with no further enclosure of same.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973).

To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date

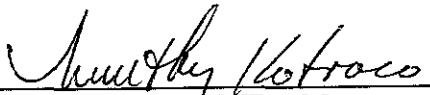
By

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of June, 1999 that the Petition for Variance seeking relief from Section 211.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) (1955) to permit a side yard setback of 2 feet in lieu of the required 8 feet and the sum of the side yards of 13 feet in lieu of the required 20 feet, for a proposed carport addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Appropriate gutters and downspouts shall be installed on the carport to insure that all runoff from the subject carport is directed away from the Ashman property.
- 3) The subject carport shall remain an open structure and shall not be further enclosed.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 6/15/99
BY [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 15, 1999

Mr. & Mrs. Andrew McDeshen
1320 Chapel Hill Drive
Baltimore, Maryland 21237

RE: PETITION FOR VARIANCE
S/S Chapel Hill Drive, 505' E of the c/l of Roxboro Road
(1320 Chapel Hill Drive)
14th Election District – 6th Councilmanic District
Andrew McDeshen, et ux – Petitioners
Case No. 99-364-A

Dear Mr. & Mrs. McDeshen:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Richard Ashman
1322 Chapel Hill Drive, Baltimore, Md. 21237
Code Enforcement Division, DPDM; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1320 CHAPEL HILL DR.

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) Section 211.3 (1955 BCZR) to allow a side yard setback of two feet in lieu of the required 8 feet for one side, and to allow a combination of 13 feet in lieu of the required 20 feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

TO BE DETERMINED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 99-364-A

Legal Owner(s):

ANDREW McDeshen

Name - Type or Print

Andrew McDeshen

Signature

MARY E. McDESHEN

Name - Type or Print

Mary E. McDeshen

Signature

1320 CHAPEL HILL DR. 410-918-9952

Address

Telephone No.

BALTO.

City

MD

State

21237

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR

Date 3/19/98

ORDER RECEIVED FOR FILING

Date

By 220 9/15/98

FRANK S. LEE
REG. SURVEYOR
719 CHESACO AVE.
BALTIMORE, MD 21237

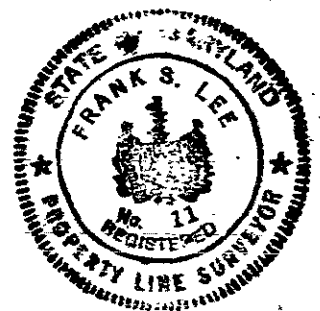
No. 1320 Chapel Hill Drive
14th District Baltimore County. Maryland

Beginning for the same on the south side of Chapel Hill Drive at the distance of 505 feet more or less measured easterly along the south side thereof from the center line of Roxboro Road, said point of beginning also being at the division line between Lots 9 and 10, Block "J", as laid out and shown on Plat No. 4, High Point, said plat being recorded among the land records of Baltimore County, in Plat Book 26 folio 110; thence leaving Chapel Hill Drive and binding on said division line South 1 degree 27 minutes 26 seconds West 154.92 feet, thence binding on the rear line of Lot 10, South 70 degrees 56 minutes East 50.31 feet, thence binding on the division line between Lots 10 and 11 North 13 degrees 16 minutes 54 seconds East 165.18 feet to the south side of Chapel Hill Drive thence binding there by a line curving to the left with a radius of 399.16 feet for a distance of 82.38 feet to the place of beginning.

Containing 10,527 square feet of land more or less.

99-364-A

#364



**NOTICE OF ZONING
HEARINGS**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-364-A
1320 Chapel Hill Drive
S/S Chapel Hill Drive, 750' W
of centerline Kenwood Avenue
14th Election District
5th Councilmanic District
Legal Owner(s): Mary & Andrew McDeshen

Variance: to allow a side yard setback of 2 feet in lieu of the required 8 feet for one side and to allow a combination of 13 feet in lieu of the required 20 feet.

Hearing: Thursday, April 29, 1999 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

4/16/99 April 8 C303003

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/8/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/8/, 1999.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

**BALTIMORE COUNTY, MAF AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **065406**

DATE 3/14/99 ACCOUNT 11-01-650

AMOUNT \$ 50.00

RECEIVED FROM: Mr. & Mrs. Mac Deshaen

FOR: Code Old Sewing Machine

Machine

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 364

PAID RECEIPT

PROCESS	ACTUAL	TIME
3/22/1999	3/19/1999	14:23:28

REG NS02 CASHIER JRIC JWR DRYMER 2

MISCELLANEOUS CASH RECEIPT

Receipt # 064892

QFLH

CR NO. 065406

50.00 CHECK

Baltimore County, Maryland

99-364-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 99-364-A
PETITIONER/DEVELOPER:
(McDeshen Andrew)
DATE OF Hearing
(April 29, 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
1320 Chapel Hill Drive Baltimore, Maryland 21237 _____

13-99 _____

[Month, Day, Year]

Sincerely,

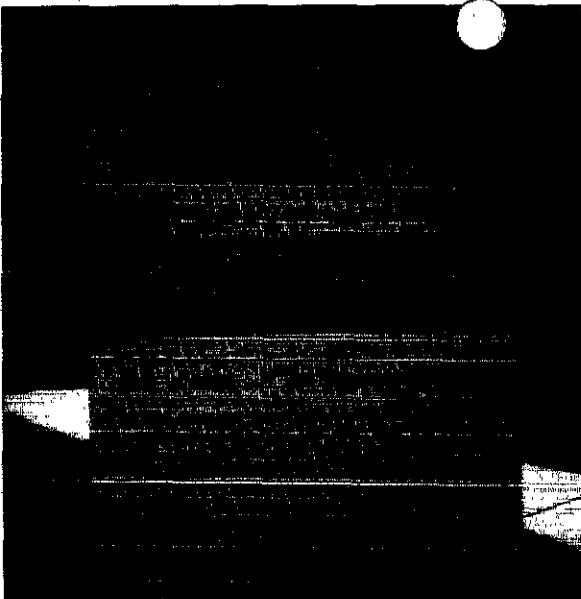

[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
[Telephone Number]





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 31, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-364-A
1320 Chapel Hill Drive
S/S Chapel Hill Drive, 750' W of centerline Kenwood Avenue
14th Election District – 5th Councilmanic District
Legal Owner: Mary & Andrew McDeshen

Variance to allow a side yard setback of 2 feet in lieu of the required 8 feet for one side and to allow a combination of 13 feet in lieu of the required 20 feet.

HEARING: Thursday, April 29, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon" with a small "4)" written below it.

Arnold Jablon
Director

c: Mary & Andre McDeshen
Richard Ashman

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY APRIL 14, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-364-A

Petitioner: Andrew & Mary McDeshen

Address or Location: 1320 Chapel Hill Dr.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Andrew McDeshen

Address: 1320 Chapel Hill Dr.

Baltimore, MD 21237

Telephone Number: 410 - 918-9952

Revised 2/20/98 - SCJ

#364

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-364-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Variance to allow a side yard setback of 2 feet
in lieu of the required 8 feet and a sum total of 13
feet in lieu of the required 20 feet.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 22, 1999

Mr. & Mrs. Andrew McDeshner
1320 Chapel Hill Drive
Baltimore, MD 21237

RE: Case No.: 99-364-A
Petitioner: McDeshner
Location: 1320 Chapel Hill Drive

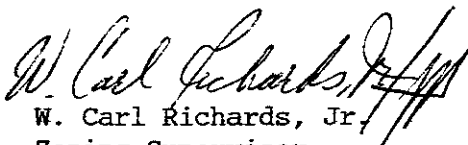
Dear Mr. & Mrs. McDeshner:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 19, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 15, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 29, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

356, 358, 359, 360, 361, 362, 363, 364, 365, and 366

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: 4/6/99

FROM: R. Bruce Seeley, Project Manager *RBS/99*
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 3/29/99

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s:

356

357

358

359

360

361

362

364

366

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: March 30, 1999

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - RR
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 364
PETITIONER: Andrew McDeshler and Mary E. McDeshler

VIOLATION CASE NO.: 98-5912

LOCATION OF VIOLATION: S/S Chapel Hill Drive, 750' W of centerline
Kenwood Avenue (1320 Chapel Hill Drive)
14th Election District

DEFENDANT(S): Andrew McDeshler and Mary E. McDeshler

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

<u>NAME</u>	<u>ADDRESS</u>
Richard Ashman	1322 Chapel Hill Drive Baltimore, Maryland 21236

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/rr/lmh

99-364-A

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 6, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for April 5, 1999
 Item Nos. 356, 357, 358, 359, 360,
 361, 362, 364 and 366

 The Bureau of Development Plans Review has reviewed the subject
zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0405.NOC

*Jeff
4/29*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: March 29, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 340, 347, 348, 356, 358, 360, 361, and 364

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

Jeffrey W. Long

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 3.30.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204


RE: Baltimore County
Item No. 324 BR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

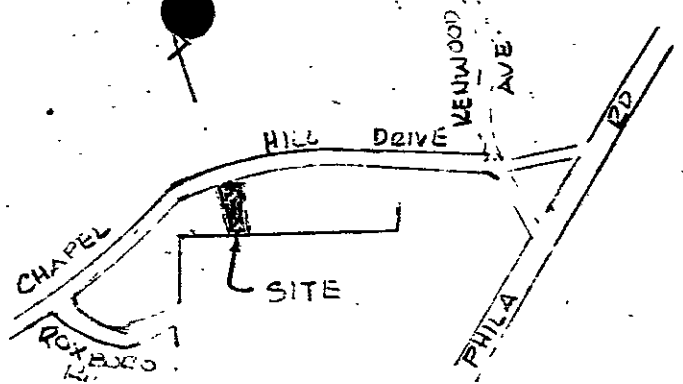
Very truly yours,


pr Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

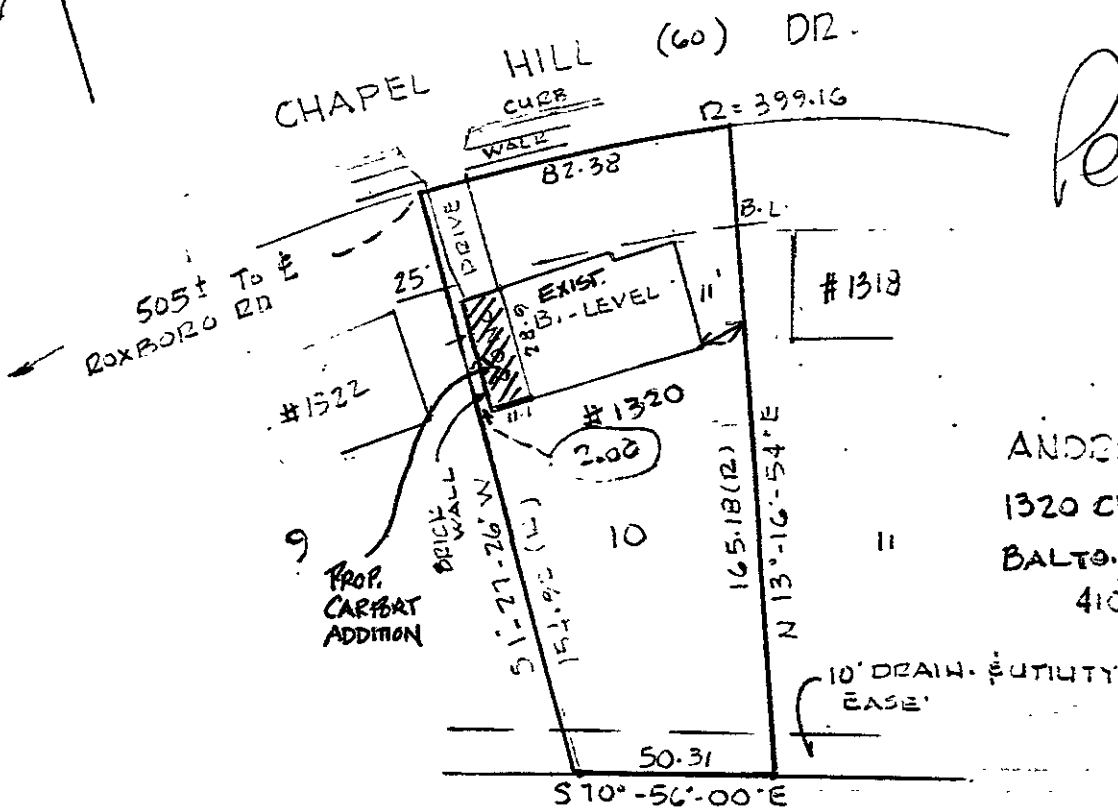
My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



LOCATION MAP
SCALE 1" = 500'



Ref B4 #1

OWNER

ANDREW McDESHEN & WF.
1320 CHAPEL HILL DRIVE
BALTO, MD. 21237
410 918-9952

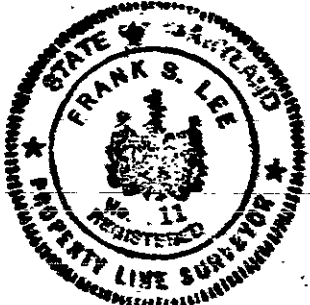
EXIST. ZONING - DR 5.5 MAP # NE 4F
EXIST. USE - RESIDENCE
AREA OF LOT - 19,527 SQ. FT. ±
PUBLIC WATER - SEWER SERVICE LOT
COUNCIL MATHIC DIST. 5
NOT IN CBA, NOT IN FLOOD PLAIN

PLAT TO ACCOMPANY PETITION TO ALLOW
A 2.00 SIDE YARD SETBACK IN LIEU OF
THE REQUIRED 10.00

99-364-A

LOT 10 BLOCK 'J' PLAT NO. 4
HIGH POINT
PLAT BOOK 26-110

14TH DISTRICT BALTO. MDE CO., MARYLAND
SCALE 1" = 50' DATE 2-9-99



#364

FRANK S. LEE
REG. SURVEYOR
719 CHESACO AVE.
BALTIMORE, MD 21237



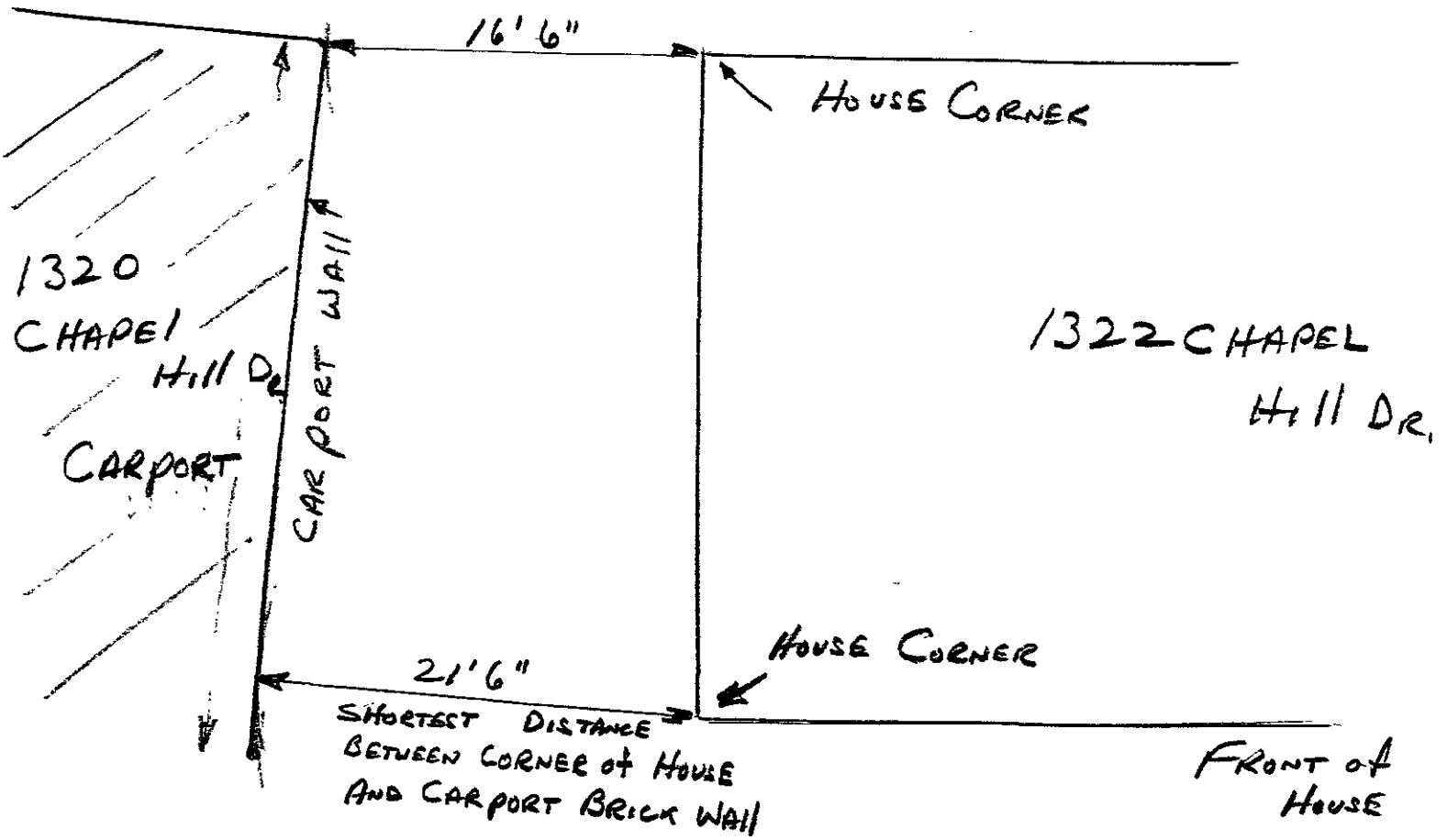
EXTENSIVE ZONING MAP
ADOPTED BY
BALTIMORE COUNTY COUNCIL
JANUARY 1954
1954, 1955, 1956, 1957, 1958, 1959

Kennedy
KENNEDY

(SHEET)
**BALTIMORE
OFFICE OF PLANNING
OFFICIAL 2**

364

SOUTH SIDE



NOT TO SCALE

RICHARD E. ASHMAN
1322 CHAPEL Hill Dr
BALT. MD. 21237
4/26/99

NORTH SIDE



PHOTOGRAPH TAKEN FROM SIDEWALK AREA
FACING SOUTH DOWN WEST PROPERTY LINE of
1320 CHAPEL HILL DRIVE, 21237. THIS PHOTOGRAPH
SHOWS THE WIDENING of THE SPACE, FROM BACK
TO FRONT of PROPERTIES, BETWEEN CARPORT WALL
AND EAST WALL of RESIDENCE AT
1322 CHAPEL HILL DRIVE, 21237.

RICHARD HENNING
1322 CHAPEL HILL DRIVE
21237 - 4/28/99